



Town of Groton - Public Works

134 Groton Long Point Rd
Groton, CT 06340-4394
Public Works
Administration
(860) 448-4083

Meeting Minutes

Permanent School Building Committee

Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, David Russell, and John Webster.

Thursday, January 18, 2007

7:00 PM

Town Hall Annex - Community Room 1

Regular Meeting

1. ROLL CALL

Members Present: Robert J. Austin-LaFrance, Gordon Lange, Richard Monteiro, Robert Morrison, David Russell and John Webster

Members Absent: Chairman Rick DeMatto

Staff: Rick Norris, Project Manager - School Construction, Wes Greenleaf, Director of School Buildings and Grounds and Colleen Quattromani, Recorder.

Gilbane Building Company: Peter Manning, Project Executive and Peter Scalora, Senior Project Manager.

JCJ Architecture: Scott Ceella, Principal, Jeff Beatrice, Associate and Emily Czarnecki, Interior Designer.

Also present Catherine Kolnaski, Town Councilor and Robert Peruzzotti, Board of Education Liaison.

The meeting was called to order at 7:00 PM.

2. RECEIPT OF CITIZEN'S PETITIONS, COMMENTS AND CONCERNS

None.

3. APPROVAL OF MINUTES

(a) December 21, 2006

A motion was made by Mr. LaFrance and seconded by Mr. Russell to accept the minutes of December 18, 2006 with corrections. The voted carried unanimously.

4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

(a) PSBC Members

None.

(b) CATHERINE KOLNASKI AND NORTHEAST ACADEMY ELEMENTARY SCHOOLS

1) Gilbane Building Company

Mr. Scalora gave the update on the two elementary school projects. Gilbane will perform a schedule update before the next PSBC meeting to evaluate the interaction of work currently being conducted, verify remaining activities of the individual contractors and identify the critical path in the projects. Gilbane has identified roofing as an area of the construction projects which may be targeted for premium or overtime work as the weather allows to assist in meeting the project completion date of August 31, 2007.

The PSBC was told that there is one remaining construction package open. The Epoxy Flooring package must be rebid with current wage rates. The cost reports have been updated and are within the allotted budget for both schools.

Construction continues at both locations. At Northeast Academy the waterline to Ann Avenue is being installed and tied in and there should be a flow test performed next week. Additional rock was removed on the undercut "pre-split" rock face which was loose in the area behind the gym. The face is less vertical now and should not prove to be an attractive nuisance. At Catherine Kolnaski work continues on the entry roadway and the waterline is completed and will be connected next week in Village Lane. The concrete foundation work is complete, steelwork continues and plumbing and electrical under slab work continue.

2) JCJ Architecture

Scott Celella, Principal, told the PSBC that JCJ Architecture held a contest in their office for the external signage for the new Groton schools and are developing the winner for presentation to the Committee in February. The design will need Planning Commission approval. JCJ is also working on the Playscapes for the two elementary schools which must be approved by BSF in the late spring.

A discussion was held on the Technology package (TS&E), JCJ is recommending to the Board of Education next week. Mr. Celella reviewed several handouts with the Committee and with comments from Mr. Greenleaf explained how JCJ arrived at the presented package. A motion was made by Mr. LaFrance and seconded by Mr. Russell to accept the budget recommended by JCJ Architecture for the Technology package (TS &E). The motion carried unanimously.

A Furniture, Furnishings & Equipment presentation was delivered by Emily Czarnecki, JCJ's Interior Designer. The Committee viewed elevations and material boards displaying a highlight of the major furniture pieces selected for the elementary schools. The pieces selected were approved by the Superintendent of Groton Public Schools and the FF&E package presented is within budget. A motion was made by Mr. Russell and seconded by Mr. Monteiro to accept the budget proposed by JCJ's FF&E package. The motion carried unanimously.

Mr. Beatrice reviewed the change order logs for all three schools with the PSBC which currently show funds being returned to the budget. Mr. Beatrice commended Gilbane Building Company and the trade contractors on the project for their cost savings ideas and ingenuity in the projects.

3) Board of Education staff

Mr. Greenleaf said that the commissioning of the two elementary schools is of prime concern for the Board of Education. Mr. Greenleaf has been working on the move-in schedule with assistance from Mr. Norris.

4) Department of Public Works staff

In discussions about the water issues at the Northeast Academy, the PSBC was told that the utility easement and an installation agreement have been sent to Aquarion. Aquarion is reviewing installation costs for the line and work will begin as soon as a contract is signed.

Mr. Norris and Mr. Greenleaf conducted a tour of the Catherine Kolnaski site for a New London Day reporter writing an article on the progress of the construction project. The Pre-dedication ceremony is being held December 19th and will be taped by the Board of Education for Channel 19.

The PSBC was told that change orders are being processed and submitted to the State. Mr. Norris is working on several contract amendments for JCJ. JCJ Architecture has taken on additional work in the projects such as the water line at Northeast Academy and sidewalk construction at Catherine Kolnaski Elementary School. Gilbane Building Company's contract needs to be expanded to cover the renovation part of the project at Fitch High School through the summer of 2008.

Mr. Norris and Department of Public Works staff are also looking ahead to completion activities

for the two elementary school construction projects such as commissioning, move coordination and punch list procedures. There is a meeting with Blum Shapiro on Friday to discuss project documentation for the State audit which determines the State reimbursement to the Town upon project completion.

The PSBC also was told that a hazardous material inspection has been performed at the Eastern Point Elementary School and that the Department of Public Works will request funds in next year's budget to maintain the Noank and Eastern Point School buildings while a decision is made on disposition.

(c) Fitch High School

1) Gilbane Building Company

Mr. Manning, Project Executive, lead the discussion on Gilbane's progress on the Fitch High School construction project. Gilbane performed a construction schedule update with the completion of contract signing and have set a completion date for the project of February 20, 2008. The critical path currently structural steel which is due to commence mid-February.

The Landscaping package initially received only one bid which was too high and is scheduled to be re-bid at the end of the month. The cost report for the High School project is showing that construction is within the project budget.

In construction updates the PSBC learned that the building excavation and foundation excavation are 100% complete so the sitework contractor will now concentrate on under slab plumbing and electrical work. All of the low footings in the concrete work are complete and tall wall construction will be complete in a few weeks. Steel work begins next. Work continues in the renovated boiler room. The electrician has started laying out raceway and pulling wire to get ahead start and avoid a crunch this summer.

Gilbane continues to meet weekly with the Principal Bacewicz, Mr. Greenleaf and the Fire Marshal Mike Richards to review the project status and work on a phasing plan for the project.

2) JCJ Architecture

None.

3) Board of Education staff

Mr. Greenleaf spoke with the PSBC about projects his crew will complete to assist in the renovation of the High School and the challenges he faces in scheduling the work. Among the projects the BOE building maintenance crew will perform is asbestos removal which must be scheduled to avoid student activities. He is also working on the temporary placement of some classes during the renovation and the move in schedule for the addition.

Mr. Greenleaf has been meeting with Thames Valley on the placement of conduits for the fiber optics equipment that is being donated.

4) Department of Public Works staff

There has been a request for additional parking at the High School during the building project and Mr. Greenleaf has identified a spot which the sitework contractor can place stone for temporary parking.

Mr. Norris also spoke of the beam signing for the ceremony for the Fitch High School and told the Committee that the topping off ceremony will be held in mid-May.

Mr. Norris reminded the Committee that the construction newsletters and the PSBC meeting minutes may be viewed on the Town of Groton website.

The PSBC was also told of the recent award for the Groton Public Works Department. The

Groton Public Works Department was recently named the runner-up for the Department of the Year.

5. **UNFINISHED BUSINESS**

None.

6. **NEW BUSINESS**

None.

7. **OTHER BUSINESS**

The next meeting of the PSBC will be held February 15, 2007.

8. **ADJOURNMENT**

The meeting adjourned at 9:10 PM.